

SURVEY FOR

LAWRENCE HOMES

LOT 153, THE OAKS AT IRONWOOD

3407 RIVER MANOR COURT

PIN# 1825.00-44-8929

REF: D.B. 1911, PAGE 171

REF: P.B. 51, PAGE 64

BRASSFIELD TOWNSHIP

GRANVILLE COUNTY, NORTH CAROLINA

JUNE 6, 2023



SCALE 1"=60'

IMPERVIOUS SURFACE TABLE

HOUSE	2,546 S.F.
COVERED PORCH	222 S.F.
DRIVEWAY	1,525 S.F.
SIDEWALKS	298 S.F.
MISC/UTILITIES	18 S.F.
TOTAL IMPERVIOUS AREA	4,609 S.F.
TOTAL LOT AREA	39,981 S.F.
PERCENTAGE OF IMPERVIOUS AREA	11.53%

TIE TO THE INTERSECTION
OF RIVER CLUB WAY AND
RIVER MANOR COURT

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39,981 S.F.
0.918 AC.

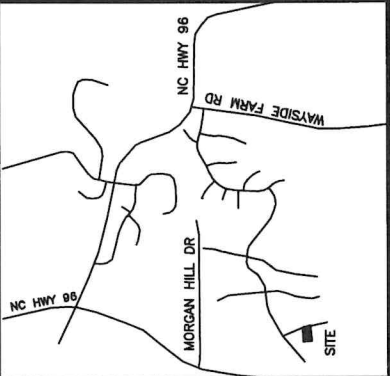
DISTURBED AREA
= 18,807 S.F.

150

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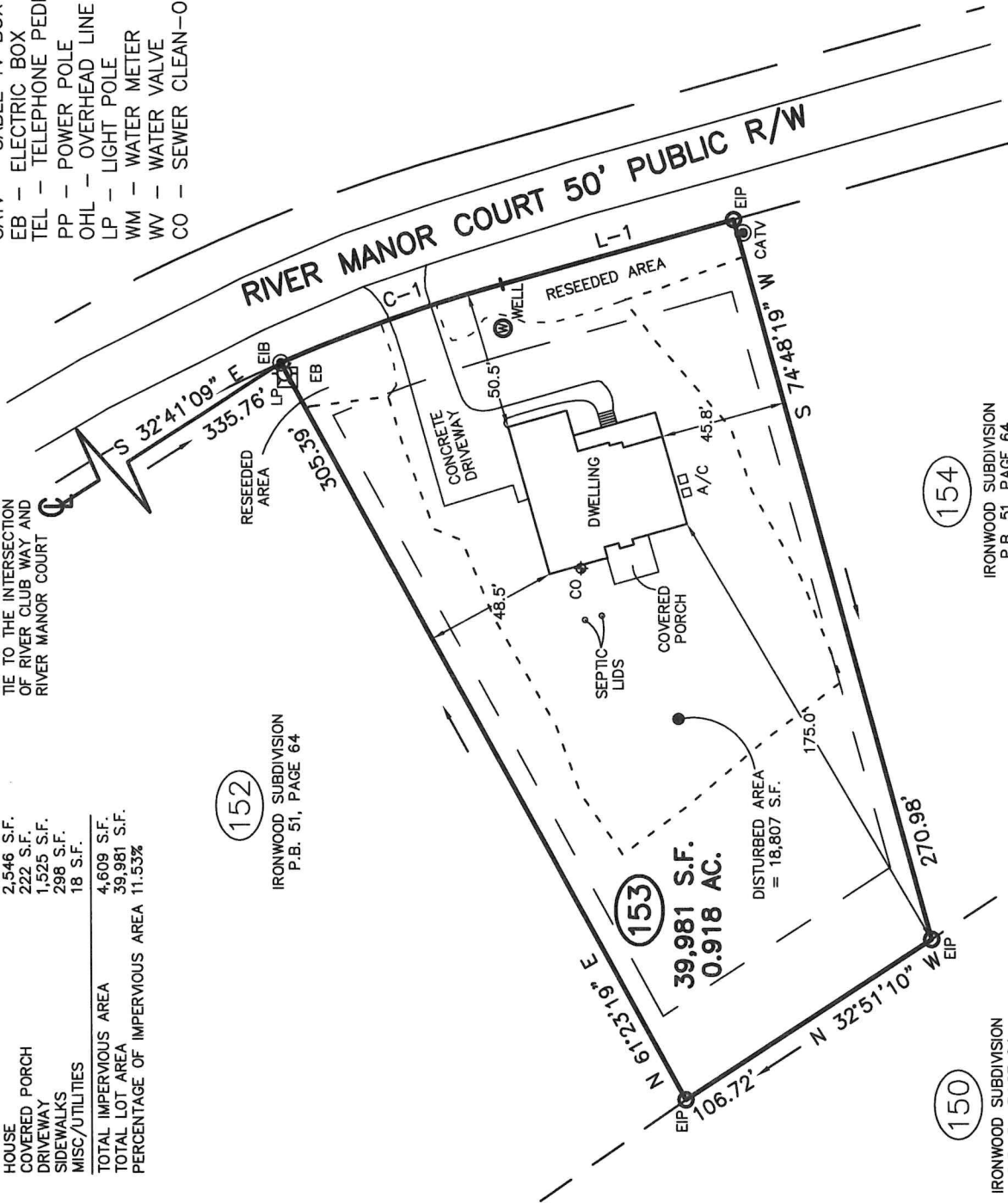
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VICINITY MAP

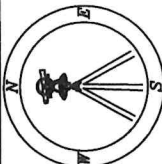
LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT



LINE TABLE			
LINE	BEARING		DISTANCE
L-1	S 15°16'22" E		87.50'

CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH
C-1	85.35'	600.00'	85.27'



CIMPR

CAWTHORNE, MOSS
& PANCIERA, P.C.

Professional Land Surveyors
C-1525

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Wake Forest, N.C. 27588
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I DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING, (SECTION 1600) FOR CLASS A SURVEYS AND THAT THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000+. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PRIMARY CONTROL MONUMENTATION FOR THE RE-ESTABLISHMENT OF PROPERTY CORNERS IN THE ABSENCE OF GRID MONUMENTS AND OTHER SUBDIVISION PROPERTY CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

PROFESSIONAL LAND SURVEYOR L-3835

IRONWOOD153.DWG (RCB)